

BOBBY R. BROWNING, ET UX,

GRANTORS

TO

WARRANTY DEED

ACTION PROPERTIES VI, LLC,

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, BOBBY R. BROWNING AND BARBARA D. BROWNING, do hereby sell, convey and warrant all of my right, title and interest to ACTION PROPERTIES VI, LLC, A LIMITED LIABILITY COMPANY, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 103, First Revision of Lot 6 of the First Revision to Moore 5-Lot Subdivision in Section 25, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 80, Page 37, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

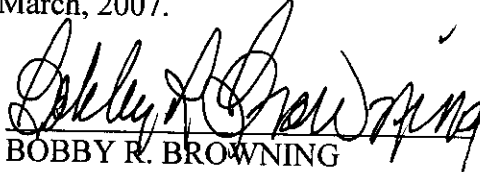
Subject to the Easement described in Exhibit "A" attached hereto.

The warranty of this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record of said subdivision.

Possession is to be given upon delivery of the deed. The 2007 Property Taxes have been prorated.

Amos

WITNESS our signatures this the 8th day of March, 2007.

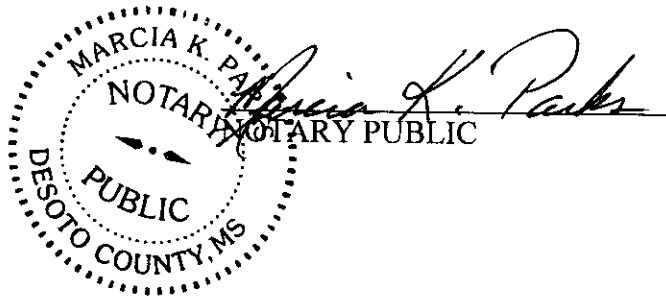

BOBBY R. BROWNING


BARBARA D. BROWNING

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named BOBBY R. BROWNING AND BARBARA D. BROWNING, who acknowledged that they executed the above and foregoing instrument on the day and year therein mentioned, as their free and voluntary act and deed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 8th day of March, 2007.



My Commission Expires:

4/4/2010

Grantor: 4591 Douglas, Olive Branch, MS 38654
HM: NA
WK: 662/349-0774

Grantee: 110 North Jerry Clower Blvd., Ste W, Yazoo City, MS 39194
HM: NA
WK: 662/746-8000

Prepared By: James W. Amos, Attorney At Law, MSB #1559
2584 HWY 51 South, Suite 4
Hernando, MS 38632
662/429-7873

EXHIBIT "A"

A.022, MORE OR LESS, ACRES TRACT OF LAND BEING LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE CHICKASAW MERIDIAN, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 103 OF MOORE SUBDIVISION AS RECORDED IN PLAT BOOK 80 PAGE 37 AT THE DESOTO COUNTY CHANCERY CLERK'S OFFICE, DESOTO COUNTY MISSISSIPPI. FROM SAID POINT SOUTH 89 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 17.39 FEET TO THE POINT OF BEGINNING OF DESCRIBED INGRESS/EGRESS EASEMENT. FROM POINT OF BEGINNING SOUTH 89 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 115.19 FEET TO A POINT ON THE BACK OF CURB; THENCE ALONG BACK OF CURB NORTH 65 DEGREES 25 MINUTES 19 SECONDS EAST, A DISTANCE OF 5.58 FEET TO A POINT ON THE BACK OF CURB; THENCE ALONG A CURVE TO THE RIGHT ALONG BACK OF CURB WITH THE FOLLOWING ATTRIBUTES: A DELTA ANGLE OF 18 DEGREES 16 MINUTES 01 SECONDS, A RADIUS OF 84.05 FEET, A CHORD BEARING OF NORTH 75 DEGREES 15 MINUTES 39 SECONDS EAST AND A CHORD DISTANCE OF 26.69 FEET TO A POINT ON THE BACK OF CURB; THENCE ALONG BACK OF CURB NORTH 89 DEGREES 05 MINUTES 42 SECONDS EAST, A DISTANCE OF 74.59 FEET TO A POINT ON THE BACK OF CURB; THENCE ALONG EDGE OF CONCRETE DUMPSTER PAD SOUTH 88 DEGREES 30 MINUTES 38 SECONDS EAST, A DISTANCE OF 9.50 FEET TO A POINT ON THE EDGE OF SAID CONCRETE DUMPSTER PAD; THENCE ALONG EDGE OF SAID CONCRETE DUMPSTER PAD SOUTH 01 DEGREES 19 MINUTES 36 SECONDS EAST, A DISTANCE OF 9.49 FEET TO A POINT BEING THE POINT OF BEGINNING OF DESCRIBED INGRESS/EGRESS EASEMENT. CONTAINING .022, MORE OR LESS, ACRES AND BEING SUBJECT TO ALL CODES, COVENANTS, EASEMENTS, REVISIONS, RESTRICTIONS, REGULATIONS, AND RIGHTS OF WAY OF RECORD.